

# OFFICE BASED PROCEDURE SUITE

1347 EAST SAMPLE RD POMPANO BEACH, FLORIDA

1347 EAST SAMPLE ROAD  
POMPANO BEACH, FLORIDA 33064

## OWNER

ReVive SURGICENTER, LLC  
2710 WEST ATLANTIC AVENUE  
DELRAY BEACH, FL 33775  
PH: (314) 283-8738

## ARCHITECT

GORDON & ASSOCIATES ARCHITECT, LLC  
730 EAST FIFTH AVENUE  
MOUNT DORA, FL 32757  
PH: (352) 383-6505  
FAX: (352) 589-0685

## CONSULTING ENGINEERS

I.C. THOMASSON ASSOC., INC.  
3030 N. ROCKY POINT DRIVE W., SUITE #150  
TAMPA, FL 33607  
PH: (813) 365-3085  
FAX: (813) 346-3550



PROJECT LOCATION MAP

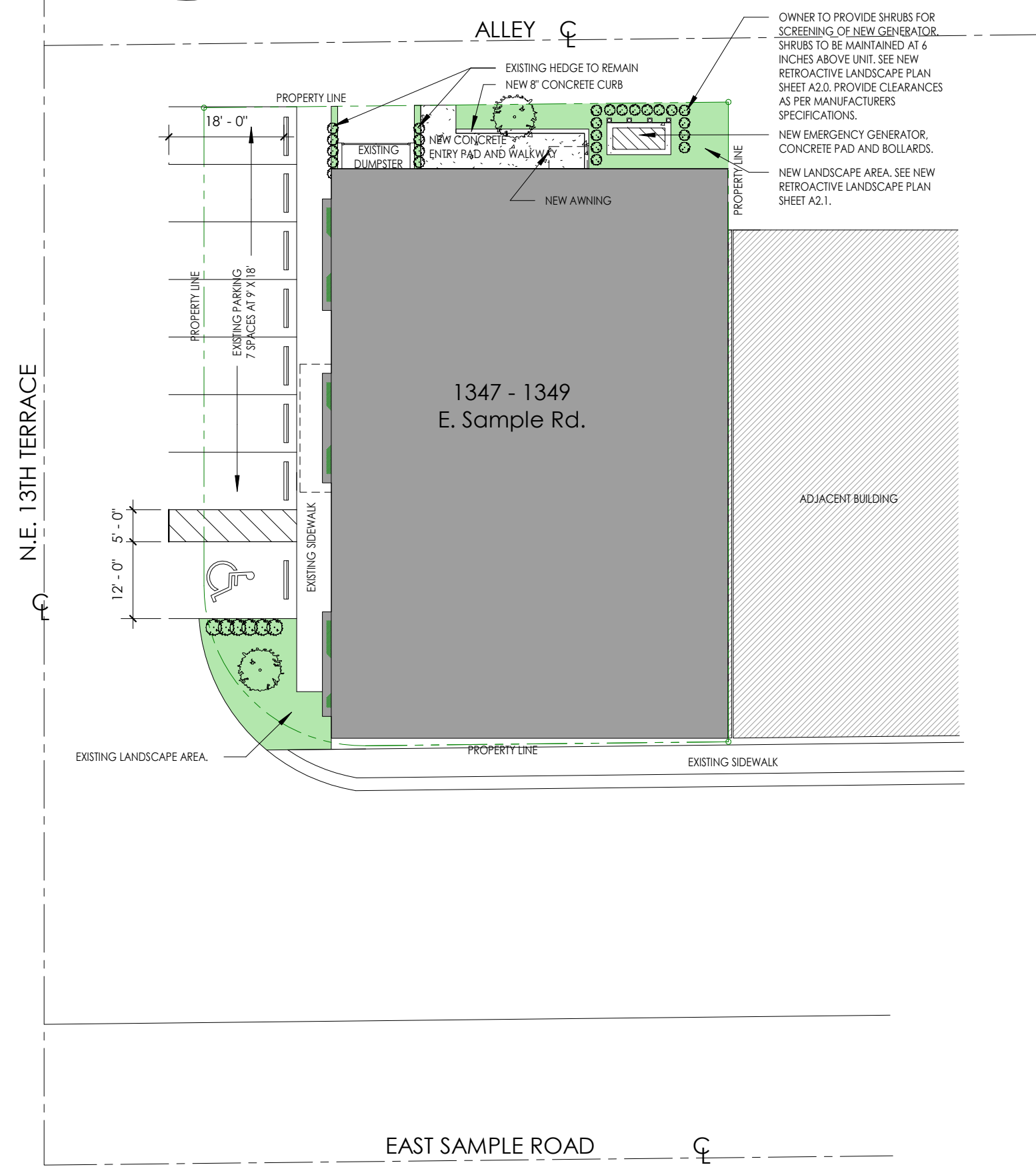
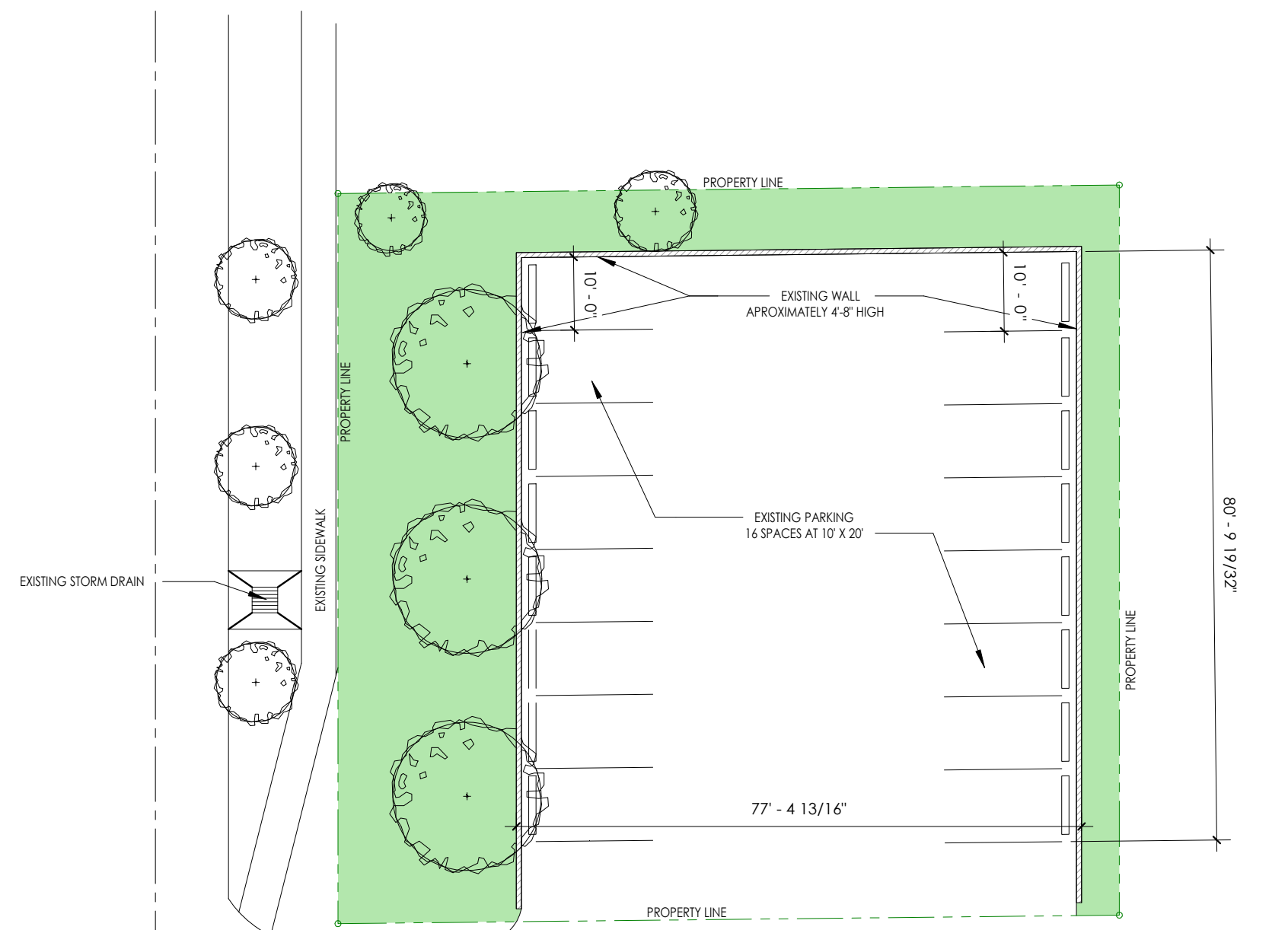
PARKING DATA	
<b>EXISTING SITE PARKING</b>	
23 STANDARD SPACES	
1 ACCESSIBLE SPACES (10% REQUIRED OF TOTAL SPACES)	
<b>24 TOTAL PARKING</b>	
<b>PARKING REQUIREMENTS CITY OF POMPANO BEACH</b>	
TOTAL BUILDING SF = 5,518 SF	
SPECIALTY MEDICAL FACILITY	
MEDICAL OFFICE	1 PER 200 SF @ 1,365 SF = 7 SPACES
TREATMENT AREA	1 PER 200 SF @ 332 SF = 2 SPACES
REMAINING AREAS	1 PER 300 SF @ 3,821 SF = 13 SPACES
<b>22 SPACES TOTAL REQUIRED</b>	

PROJECT DATA		
<b>CATEGORY</b>	<b>CONSTRUCTION</b>	<b>FBC 2020 7th ED. CODE REF.</b>
CONSTRUCTION TYPE (IBC)	TYPE V-B	TABLE 601
SPRINKLERED	YES	
NFPA TYPE	V (000)	
OCCUPANCY (IBC)	B-BUSINESS	SEC. 304.1
OCCUPANCY SEPARATION	HR SEPARATION	SEC. 422.2
OCCUPANCY (IFPA)	AMBULATORY SURGERY CENTER	
ALLOWABLE BUILDING AREA	36,000 SF	TABLE 1006.2
DEPT ACCESS TRAVEL	300' MAXIMUM DISTANCE	TABLE 1006.2
COMMON PATH OF TRAVEL	100' MAXIMUM DISTANCE	TABLE 1006.2.1
FORBID COMM. CAPACITY	45 X 15' = 675' 36" MAX PROV.	SEC. 1006.3.2 (1)
INTERIOR FINISHES	CLASS 'C' FINISHES	TABLE 803.1.1
<b>SITE DATA</b>		
ZONING JURISDICTION:	POMPANO BEACH, FLORIDA	
ZONING:	COMMERCIAL	
USE:	SPECIALTY MEDICAL	
NORTH PROPERTY (PARKING LOT) ZONE R54	10,699 SF	
PERVIOUS AREA REQUIREMENT 30% OF SF TOTAL = 3,210 SF		
EXISTING PERVIOUS AREA = 3,358 SF		
SOUTH PROPERTY (BUILDING LOT) ZONE R3	8,041 SF	
PERVIOUS AREA REQUIREMENT 20% OF SF TOTAL = 1,613 SF		
EXISTING PERVIOUS AREA = 552 SF (SEE PREVIOUS RETROACTIVE LANDSCAPE PLAN)		
NEW PERVIOUS AREA PROPOSED = 607 SF (SEE NEW RETROACTIVE LANDSCAPE PLAN)		
<b>UL DATA - SMOKE &amp; SMOKE/FIRE SEPERATION</b>		
PARTITION ASSEMBLY:	NEW 1 HR FIRE PARTITIONS	UL # 1465

AREA/OCCUPANT DATA		NUMBER OF OCCUPANTS	1:1004.5
CLINIC AREA	1,365 SF		
COMMON AREA	389 SF		
OFFICE BASED PROCEDURE SUITE	3,764 SF		
<b>TOTAL BUILDING AREA</b>	<b>5,518 SF</b>		
<b>OFFICE BASED PROCEDURE SUITE OCCUPANCY BREAKDOWN</b>			
ACCESSORY (STORAGE, MECH. & EQUIP)	401 SF / 300 GSF = 2 PERSONS		
WAITING	210 SF / 15 GSF = 14 PERSONS		
BUSINESS AREAS	1,141 SF / 150 GSF = 8 PERSONS		
COURTYARD AREAS	2,012 SF / 100 GSF = 21 PERSONS		
<b>TENANT OCCUPANCY TOTAL</b>	<b>45 PERSONS</b>		

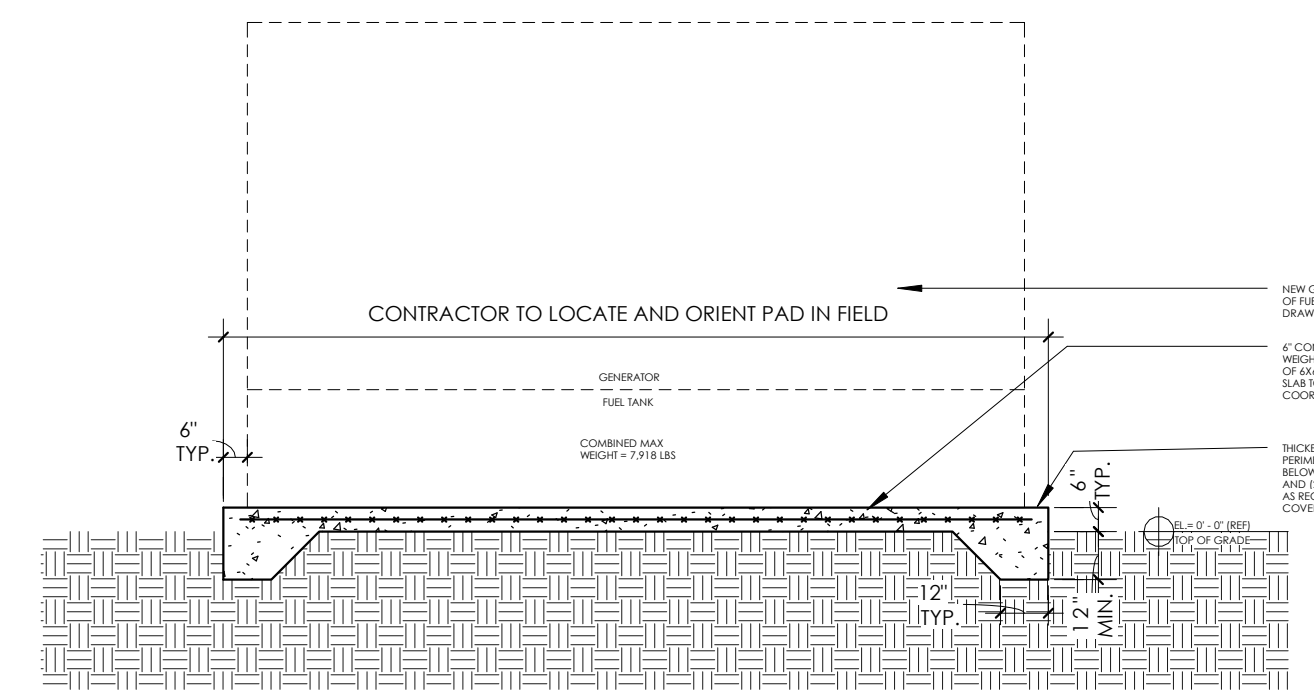
PLUMBING FIXTURE CALCULATIONS		FBC TABLE 2902.1
BASED ON 50 OCCUPANTS		
TOTAL # MEN'S WATER CLOSET	REQUIRED = 1	1 PROVIDED
TOTAL # WOMEN'S WATER CLOSET	REQUIRED = 1	1 PROVIDED
TOTAL # UNSEX. WATER CLOSET	REQUIRED = 0	2 PROVIDED
TOTAL # WATER CLOSET	REQUIRED = 0	4 PROVIDED
TOTAL # MEN'S LAVATORIES	REQUIRED = 1	1 PROVIDED
TOTAL # WOMEN'S LAVATORIES	REQUIRED = 1	1 PROVIDED
TOTAL # UNSEX. LAVATORIES	REQUIRED = 0	2 PROVIDED
TOTAL # LAVATORIES	REQUIRED = 0	4 PROVIDED
TOTAL # DRINKING FOUNTAINS	REQUIRED = 1	1 HIGH/LOW PROVIDED
TOTAL # SERVICE SINK	REQUIRED = 1	2 PROVIDED

LIST OF CODES AND STANDARDS	
IFPA 10-2016	STANDARD FOR PORTABLE FIRE EXTINGUISHERS
IFPA 13-2014	STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
IFPA 25-2017	STANDARD FOR THE DETECTION, TESTING AND MAINTENANCE OF WATER SMOKE DETECTION SYSTEMS
IFPA 37-2018	STANDARD FOR THE INSTALLATION AND USE OF STATIONARY COMBUSTION BURNERS AND BURNERS
IFPA 70-2017	NATIONAL ELECTRIC CODE
IFPA 72-2014	NATIONAL FIRE ALARM CODE
IFPA 80-2016	STANDARD FOR FIRE DOORS AND FIRE WINDOWS
IFPA 90-2016	STANDARD FOR THE INSTALLATION OF AIR CONDITIONING AND VENTILATION SYSTEMS
IFPA 96-2018	STANDARD FOR THE INSTALLATION OF WATER AIR HEATING AND AIR CONDITIONING SYSTEMS
IFPA 99-2013	STANDARD FOR HEALTH CARE FACILITIES
IFPA 101-2016	LIFE SAFETY CODE
IFPA 110-2016	STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS
IFPA 170-2015	STANDARD FOR FIRE SAFETY AND EMERGENCY SYMBOLS
IFPA 201-2016	STANDARD ON FIRE WALLS AND FIRE BARRIER WALLS
IFPA 241-2013	STANDARD FOR SARGUMENTS CONNECTION, ACTIVATION AND DISCUSSION OPERATIONS
IFPA 250-2017	STANDARD METHODS OF TESTS OF DOOR ASSEMBLIES
IFPA 250-2015	STANDARD METHODS OF TEST FOR CRITICAL FLUX OF FLOOR COVERING SYSTEMS & DRIVING HEAT ENERGY SOURCE
FBC - 2020	FLORIDA BUILDING CODE, 8TH EDITION (2020)
FBC-MC - 2020	FLORIDA MECHANICAL CODE, 8TH EDITION (2020)
FBC-FC - 2020	FLORIDA FIRE CODE, 8TH EDITION (2020)
FBC-AC - 2020	FLORIDA BUILDING CODE, 8TH EDITION (2020), ACCESSIBILITY



SITE PLAN OPTION B

1" = 20'-0"



GENERATOR PAD DETAIL OPTION B

NOT TO SCALE

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NEW SHEET - OPTION B  
TO SHOW ALTERNATE  
GENERATOR LOCATION

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PROJECT NO. 2202-B  
CONTENTS  
PROJECT COVER AND SITE DATA OPTION B  
OFFICE BASED PROCEDURE SUITE  
1347 EAST SAMPLE RD  
POMPANO BEACH, FLORIDA

NO.	REVISION	DATE
1	REVISED	08/07/2024

A 1.2